



11 The Rex High Street, Berkhamsted, HP4 2BT
Asking Price £490,000



SHARE OF FREEHOLD WITH NO UPPER CHAIN. A stylish and centrally located two double bedroom penthouse apartment set within this iconic Art Deco landmark building.

The property boasts an impressive private roof terrace with far-reaching views across Berkhamsted. The well-appointed accommodation comprises a welcoming entrance hallway with cloakroom, a spacious sitting room with double doors opening directly onto the roof terrace, and a contemporary fitted kitchen. There are two generous double bedrooms, including a master bedroom with en suite, complemented by a further modern family bathroom.

Additional benefits include lift access to all floors and two large, covered, secure parking spaces.

This exceptional apartment is perfectly positioned for immediate access to Berkhamsted High Street's wide range of shops, cafés and amenities, excellent public transport links, and convenient A41/M25 connections. Berkhamsted station is also close by, offering direct services into London Euston.

Share of Freehold Tenure with 993 years remaining.
Ground Rent per annum £0.00.
Service Charges approx. £2181.81 twice annually.
EPC D.

- NO UPPER CHAIN
- PENTHOUSE APARTMENT
- TWO BEDROOMS TWO BATHROOMS
- TOWN CENTRE LOCATION
- SHARE OF FREEHOLD WITH 993YR LEASE
- COVERED PARKING FOR TWO CARS
- LARGE PRIVATE ROOF TERRACE
- LIFT ACCESS

Entrance Hall

Kitchen

Living / Dining Room

Master Bedroom with built-in storage

En Suite

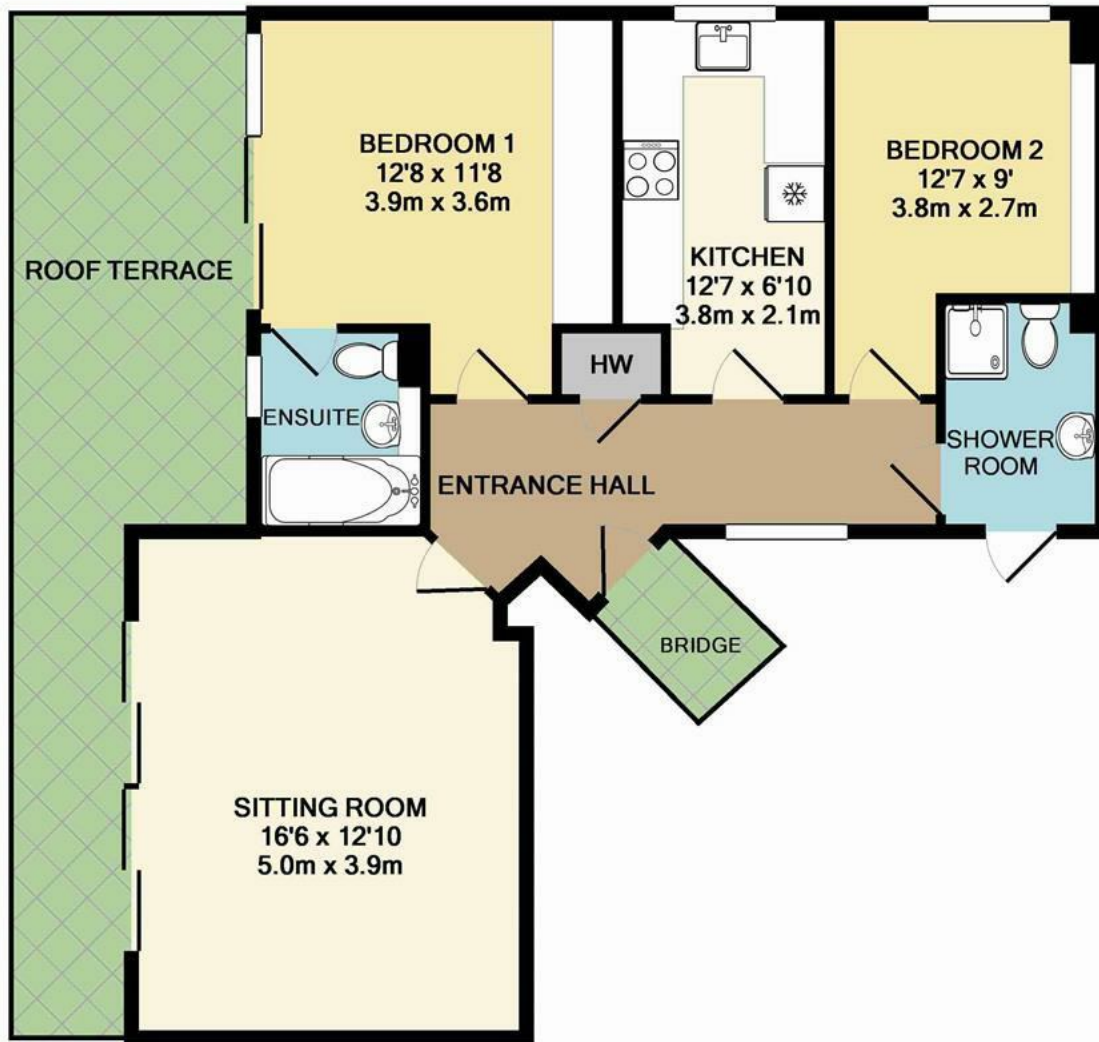
Second Double Bedroom

Shower Room

Large Roof Terrace

Two allocated parking spaces

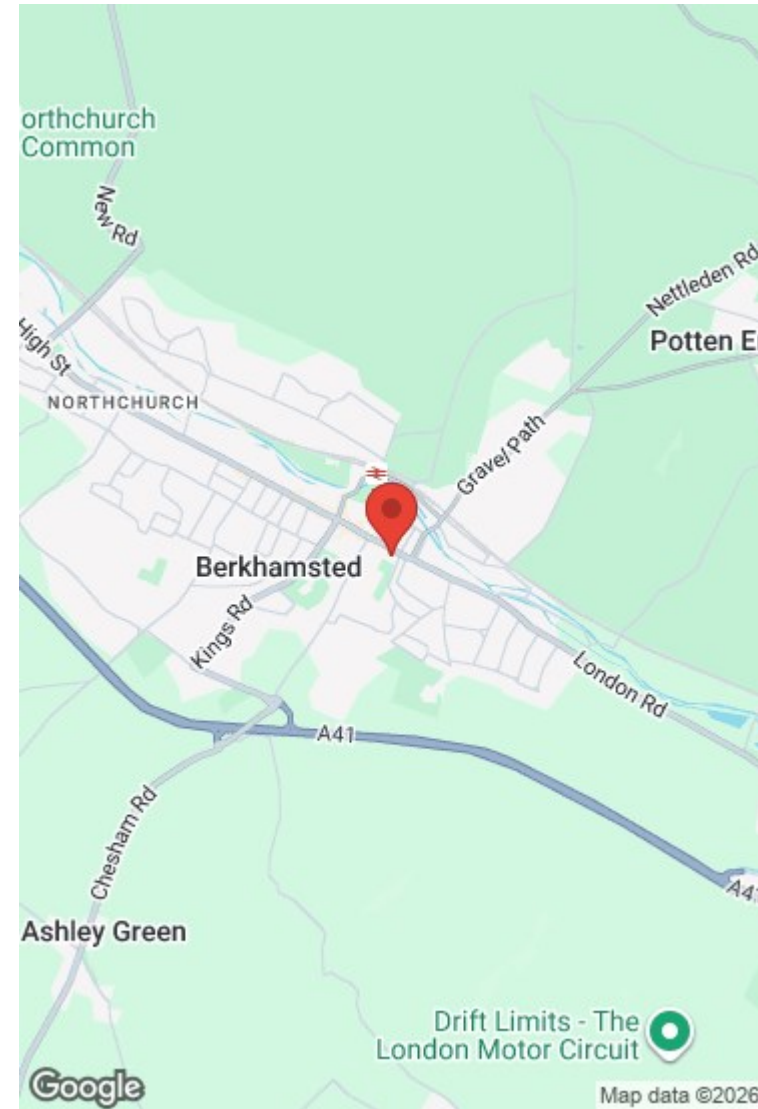




TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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